



CITY OF BRANSON
PLANNING & DEVELOPMENT
110 W MADDUX ST, SUITE 215
PHONE: (417) 337-8535
FAX: (417) 334-2391

FOR OFFICE USE ONLY: Project No. _____

FEE & CODE: **\$250.00** _____ ANNEX

DATE & INITIALS: _____

PAYMENT TYPE: ☐ CASH Receipt # _____

☐ CHECK # _____

☐ CREDIT CARD REF # _____

PUBLIC NOTICE DATE: _____

PUBLIC HEARING DATE: _____ @ 7:00 PM

ANNEXATION APPLICATION

Applicant Name (Please Print): _____

Applicant Address: _____

Phone Number: _____ **Fax Number:** _____ **Email:** _____

Applicant is requesting annexation of (please include a brief description of the property): _____

For the following property legally described herein and located at:

Street Address: _____

REQUIRED INFORMATION TO BE INCLUDED BEFORE APPLICATION WILL BE ACCEPTED

X Please attach a recent copy of the **WARRANTY DEED/DEED OF TRUST**

Restrictions: (Note: zoning WILL NOT supersede deed restriction(s), if any.)

☐ No deed restrictions

☐ A list of restrictions have been attached.

PROPERTY OWNER/AGENT INFORMATION

Owner's Name (Please Print): _____

Owner's Address: _____

Phone Number: _____ **Fax Number:** _____ **Email:** _____

Owner's Signature: _____

Agent's Name (Please Print): _____

Agent's Address: _____

Phone Number: _____ **Fax Number:** _____ **Email:** _____

Agent's Signature: _____

ACKNOWLEDGMENT OF PROPERTY OWNER

STATE OF _____)
) SS.
COUNTY OF _____)

On this ____ day of _____, 20____, before me personally appeared _____, to me known to be the person described in and who executed the foregoing application, and acknowledged that he/she executed the same as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in _____, _____ the day and year first above written.

/s/ _____
Notary Public

My term expires _____



Planning & Zoning Commission / **Board of Adjustment Application Notes**

The applicant and/or representative MUST attend the meeting or the request will be postponed to the next regularly scheduled meeting.

- * A meeting schedule, which includes application submittal deadline dates, is posted on the Planning & Development Department homepage at www.bransonmo.gov or available upon request. No applications will be accepted if incomplete or submitted after deadline date.
- * The “applicant” is the person or persons making the request of the Commission.
- * The “owner” is the owner of the subject property.
- * The “agent” is anyone representing the applicant and/or owner.
- * The owner’s signature must be an original signature, not a photocopy or fax.
- * The legal description must be either a lot, block and subdivision description or a complete metes and bounds description.
- * Copies of any covenants or deed restrictions pertaining to the subject property must be provided to the Planning Division.
- * For proof of ownership, attach a copy of the owner’s WARRANTY DEED or DEED OF TRUST. QUIT CLAIM DEEDS are not acceptable.
- * Site plans as requested must be accurate and to scale. Applicant must include an 11 X 17 copy.
- * All building and structures must meet city adopted building codes and regulations. Please contact the Building Division, (417) 337-8547, for specifics.
- * Copies of the staff report and proposed resolution concerning your request will be available for pick up in the Planning Division office three (3) working days prior to the meeting.

The Planning Division, (417) 337-8544, will be glad to answer any questions you may have or put you in touch with other necessary City departments.

Section 405.020. General regulations.

A. Any territory hereafter annexed to the city shall be "unzoned" until changed as provided in this chapter, unless otherwise indicated in the annexation plan of intent. At any time from and after the annexation of such unzoned territory into the City of Branson, and if the owner of the property has not filed an application to zone the territory, the director of planning and development shall be authorized to initiate an application to zone such territory, which application shall be filed in the name of the City of Branson.

B. Whenever any street, alley or public way is vacated by official action of the board of aldermen, the zoning districts adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacation and all areas included in this vacation shall then be subject to all regulations of the extended district.

C. No structure shall be erected or structurally altered for use, nor shall any structure or land be used or changed in use which does not comply with all of the district regulations established by the title for the district in which the structure or land is located.

D. The yard regulations and the lot area provisions required by this title shall be considered minimum regulations for each and every structure existing at the time of the effective date of this title and for any structure hereafter erected or structurally altered. No land required for yards or for lot area for any existing structure or any structure hereafter erected or structurally altered, shall be considered as a yard or lot area for any other structure.

E. Every structure hereafter erected or converted to a use which requires off-street parking shall provide garage space or parking space in compliance with all the district regulations established by this title for the district in which it is located.

F. Every structure hereafter erected, enlarged or converted for commercial purposes shall provide facilities for the loading or unloading of goods in compliance with all the district regulations established by this title for the district where it is located.

G. Sheds, warehouses and open air storage used by contractors in connection with the building of a principal building or the development of an area may be erected and used in any district; provided they shall be removed from the premises within ten days after substantial completion of the project or unusual suspension of work.

H. No building, or any addition thereto, shall be erected over or under any public sewer or public utility lines, nor upon any platted or recorded easement, unless permission is granted, in writing, by the city or the public utility whose lines are involved.

I. Unless otherwise approved as a special event pursuant to chapter 450, no portable platforms, tables, stands or other such temporary structures or fabrications shall be erected in any district for the purpose of establishing a business, whether permanent or temporary and no vehicles shall be used for a like purpose.

J. Where uncertainty exists with respect to the boundaries of the various districts as shown on the zoning map, the following rules shall apply:

1. The district boundaries are either streets or alleys unless otherwise shown.
2. Where the boundaries are not otherwise indicated and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be construed to be lot lines.

(Code 1988, § 405.030; Code 1996, § 405.020; Ord. No. 682, § 1, 7-22-1985; Ord. No. 2000-073, § 1, 4-24-2000; Ord. No. 2000-159, § 3, 11-13-2000; Ord. No. 2000-173, § 1, 12-11-2000; Ord. No. 2002-053, § 3, 5-28-2002)